



# SAWYER / BEE RIDGE Offering





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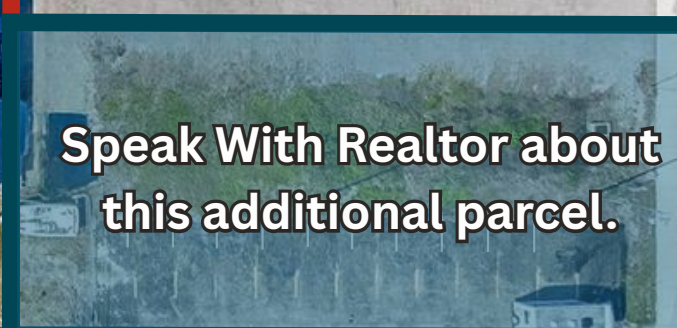




**3921 Sawyer Road**



**4000 Bee Ridge**



**Speak With Realtor about  
this additional parcel.**



**4020 Bee Ridge**





Sawyer Road

Sawyer Road

Bee Ridge Rd

Sawyer Road

Bee Ridge Rd



# Executive summary

**Total Offering: 3921 Sawyer Rd, 4000, and 4020 Bee Ridge Rd , Sarasota, FL**

This exceptional commercial property package offers a rare opportunity to acquire three strategically located parcels totaling over 90,000 square feet in one of Sarasota's busiest commercial zones.

Located at the corner of the stoplighted intersection of Bee Ridge Road and Sawyer Road, this package includes a warehouse complex, an auto dealership site, and a prime commercial property, all with high visibility, easy access, and flexible zoning. Ideal for business owners, developers, or investors, these properties offer great potential in a thriving market.

## **3921 Sawyer Road**

The 15,000-square-foot warehouse complex features two offices, a storefront entrance, high ceilings, and a loading dock. It offers flexible space for businesses needing storage or distribution, with ample parking and excellent visibility. Located just south of Bee Ridge Road and west of I-75, it provides easy access to Sarasota's key commercial corridors.

## **4000 Bee Ridge Road**

This 21,140-square-foot parcel includes a 1,324-square-foot building currently used as a used auto dealership. Zoned CI (Commercial, Intensive), the property offers great visibility along Bee Ridge Road, one of Sarasota's busiest thoroughfares. It's ideal for continued use as an auto dealership or for redevelopment into other commercial ventures.

## **4020 Bee Ridge Road**

Spanning 47,946 square feet, this site offers over 200 feet of road frontage along Bee Ridge Road. With a 2,764-square-foot building and CI zoning, the property supports a wide range of commercial uses. It's a prime location for redevelopment, offering excellent potential for businesses or investors looking for a flexible, high-exposure site.



# 3921 Sawyer Road





# Executive summary



## Property Facts

**Address:** 3921 SAWYER RD SARASOTA

**Year Built:** 1962 , Eff Yr Built 1982

**Land Area:** 47,838 Sqft

**Building Square Feet:** 15,014

**Roof Structure and Material:** Metal Galvanized

**Frame:** Fireproof Steel Beams and columns

**Zoning:** CI - COMMERCIAL, INTENSIVE

**Taxes 2024:** \$17,350.78

**Subdivision:** 0056 Plat of Sarasota

**Property Use:** 4820 - Warehouse and office

**Municipality:** City of Sarasota

### Outstanding Warehouse Complex for Lease

This standalone warehouse complex spans 15,000 square feet and includes two offices, a storefront entrance, and a generous warehouse area with multiple access doors. It features high ceilings and a loading dock. Located off Sawyer Road, it provides visible signage, plenty of parking, and easy accessibility, ideally situated south of Bee Ridge Road and west of I-75.



# 4000 Bee Ridge Rd.





# Executive summary



## Property Facts

**Address:** 4000 BEE RIDGE RD SARASOTA

**Year Built:** 1960 , Eff Yr Built 1982

**Land Area:** 21,140 Sqft

**Building Square Feet:** 1,324 Sqft

**Roof Structure and Material:** Low pitch shed roof

**Frame:** Built-up tar & gravel

**Zoning:** CI - COMMERCIAL, INTENSIVE

**Taxes 2024:** \$9,294.45

**Subdivision:** 0075 - BEE RIDGE FARMS SUB

**Property Use:** 2710 - Auto sales (used)

**Municipality:** Sarasota County

Located at the corner of the stoplighted intersection of Bee Ridge Road and Sawyer Road, this prime commercial property offers exceptional visibility in one of Sarasota's most active commercial zones. With 21,140 square feet of land and a 1,324-square-foot building, the site is perfect for a variety of intensive commercial uses. Currently operating as a used auto dealership, this property presents a fantastic opportunity for business owners, investors, or developers to capitalize on its CI (Commercial, Intensive) zoning.

The flexible zoning supports a wide range of uses, including auto sales, contractor yards, outdoor retail, warehousing, and more. Whether continuing its current use or redeveloping, the property offers significant potential for both immediate business and long-term growth. Just minutes from I-75 and close to downtown Sarasota, this location provides excellent access for customers and employees. Surrounded by thriving businesses, national retailers, and dense residential areas, it is ideally positioned to attract high traffic and ensure long-term success.



# 4020 Bee Ridge Rd.





# Executive summary



**Address:** 4020 BEE RIDGE RD SARASOTA

**Year Built:** 1986, Eff Yr Built 1995

**Land Area:** 47,946 Sqft

**Building Square Feet:** 2,764

**Roof Structure and Material:** Flat Pitch Elastomeric Membrane

**Frame:** Masonry or poured concrete load-bearing wall

**Zoning:** CI - COMMERCIAL, INTENSIVE

**Taxes 2024:** \$17,042.35

**Subdivision:** 0075 - BEE RIDGE FARMS SUB

**Property Use:** 2710 - Auto sales (used)

**Municipality:** Sarasota County

Located at the corner of the stoplighted intersection of Bee Ridge Road and Sawyer Road, this property offers over 200 feet of road frontage along one of Sarasota's busiest thoroughfares, ensuring exceptional visibility. Situated just minutes from I-75 and downtown Sarasota, the site benefits from high traffic exposure and is surrounded by national retailers, thriving businesses, and dense residential areas, providing a steady customer base. Zoned CI (Commercial, Intensive), the property supports a wide range of uses, including auto sales, contractor yards, outdoor retail, warehousing, office space, and more. With 47,946 square feet of land and a 2,764-square-foot building, the property offers significant redevelopment potential.

Whether continuing its current use or exploring new opportunities, this site is ideal for business owners, investors, or developers seeking a prime location in a thriving commercial area



# Area Overview





# SARASOTA OVERVIEW

## Sarasota: A Thriving Hub of Development

Sarasota is experiencing significant growth, with construction cranes now a common sight. The city has been named a top home market by Insurify, with 218.37 new residential units under construction per 100,000 residents. Recent updates reveal eight new downtown projects adding 573 residential units and 3,692 square feet of financial space. Additionally, 14 projects in key areas like Fruitville Road and U.S. 301 are adding 1,457 residential units, 104 assisted living units, 37 independent living units, 20 memory care units, 156 transient lodging units, and substantial commercial and office spaces.



### DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



### MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



### TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

## Economy



In addition to manufacturers, other major employers in the metro include SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.



Some of the top export products that the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.



The Baltimore Orioles and the Pittsburgh Pirates conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX.



The many museums and cultural activities such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.



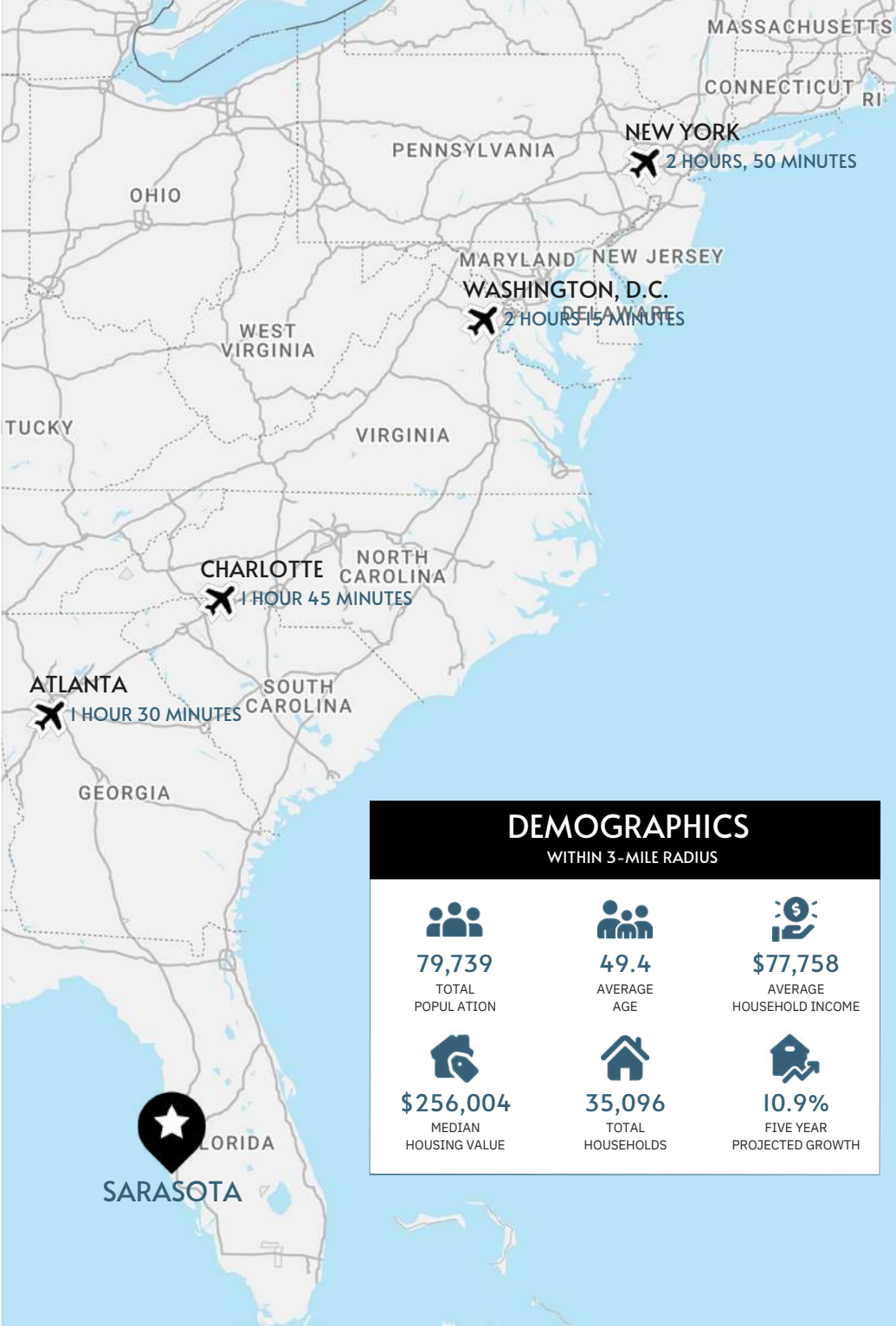
# ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area

Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

| CITY             | FLIGHT TIME        |
|------------------|--------------------|
| ATLANTA          | 1 Hour 30 Minutes  |
| CHARLOTTE        | 1 Hour 45 Minutes  |
| WASHINGTON, D.C. | 2 Hours 15 Minutes |
| NEW YORK CITY    | 2 Hours 50 Minutes |

| CITY         | DRIVE TIME         |
|--------------|--------------------|
| TAMPA        | 1 Hour             |
| ORLANDO      | 2 Hours 30 Minutes |
| MIAMI        | 3 Hours 30 Minutes |
| JACKSONVILLE | 4 Hours 30 Minutes |





SARASOTA  
**#7**

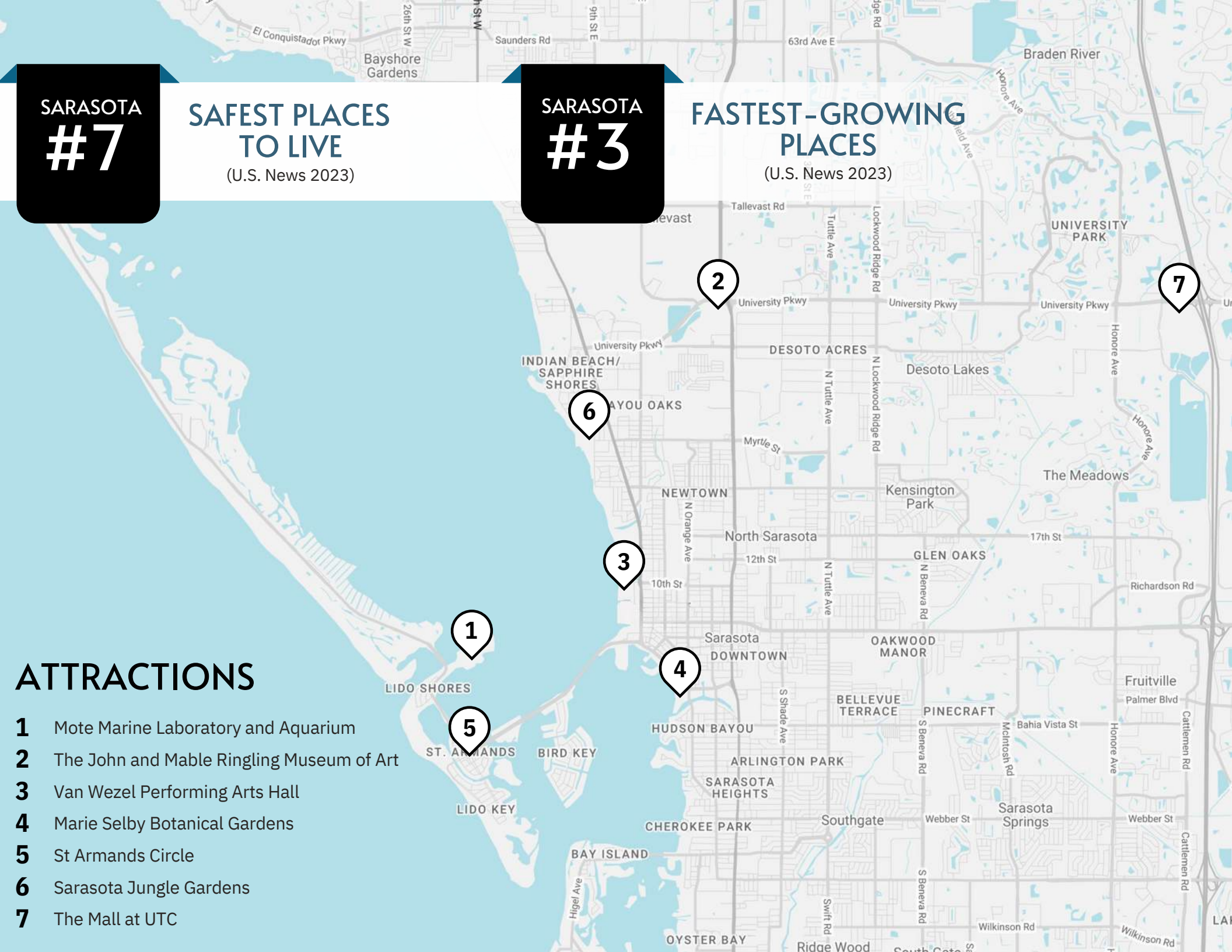
**SAFEST PLACES  
TO LIVE**  
(U.S. News 2023)

SARASOTA  
**#3**

**FASTEST-GROWING  
PLACES**  
(U.S. News 2023)

## ATTRACTIONS

- 1 Mote Marine Laboratory and Aquarium
- 2 The John and Mable Ringling Museum of Art
- 3 Van Wezel Performing Arts Hall
- 4 Marie Selby Botanical Gardens
- 5 St Armands Circle
- 6 Sarasota Jungle Gardens
- 7 The Mall at UTC





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## ***Experienced Real Estate Professional***

With over two decades of experience in the real estate industry, Kevin L. Robbins has established himself as a trusted and highly skilled professional. As President of Robbins Commercial, Kevin has built a stellar reputation by going above and beyond for his clients, whether they are business owners, investors, tenants, landlords, or banks. His deep connections with developers and key figures in the southwest Florida market have made him an indispensable partner in the region. His expertise and dedication have led to significant projects, such as the Aster & Links at 1991 Main Street in Sarasota, in collaboration with prominent developers. Recognized for his outstanding contributions, Kevin was honored as one of Gulf Coast Business Review's 40 under 40, a testament to his influence and impact across professions. An active member of the Business by the Bay BNI chapter, Kevin remains committed to serving his clients with the highest level of professionalism and care.

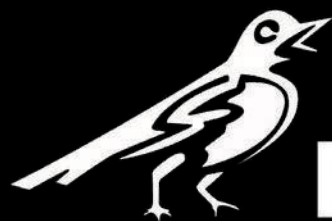


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